



Agenda

Board of Adjustment

Tuesday, April 19, 2016

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Scott Cummings (Chairperson), John Moreland (Vice-Chairperson), Thomas Buck, Joseph Loretta, Sylvia Osewalt

Alternates: Jeff Truhlar, Francis Reddington

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. 16-358 Regular Board of Adjustment Meeting Held February 16, 2016

CORRESPONDENCE

OLD BUSINESS

a. 16-327

BOA#16-100025

Applicant: Jason Huntley

Owner: Catherine Mayes

Property Address: 1801 Kings Road

Parcel ID: 177729-5530

Current Zoning: RS-1

Legal Description: Lot 6, *King Oaks Subdivision*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback of 1.33 feet in lieu of 5 feet minimum to allow for a new single family dwelling

Notes: _____

NEW BUSINESS

a. 16-359

BOA#16-100040

Applicant: Richard W. Withers

Owner: Hasteh, LLC.

Property Address: 1198 Beach Boulevard

Parcel ID: 177502-0050

Current Zoning: C-2

Legal Description: Part of Castro y Ferrer Grant

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-377, for 16 on-site parking spaces in lieu of 48 parking spaces required to allow for a new shopping center mixed use building

Notes: _____

b. 16-360

BOA#16-100044

Applicant/Owner: Matthew Lantzy

Property Address: 3148 Isabella Boulevard

Parcel ID: 181061-0000

Current Zoning: RS-2

Legal Description: Lot 1, Block 28, *Jacksonville Beach Heights*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):
34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling

Notes: _____

c. 16-361

BOA#16-100045

Applicant/Owner: Jeffrey Cale Jurin

Agent: Holly Emerson

Property Address: 2250 2nd Street South

Parcel ID: 179438-1010

Current Zoning: RM-2

Legal Description: Lot 5, *22nd by the Sea*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):
34-340(e)(1)c.2, for a northerly side yard of 1 foot in lieu of 10 feet required;
34-340(e)(1)c.3, for a rear yard of 1.5 feet in lieu of 30 feet required; and
34-340(e)(1)f, for 76% lot coverage in lieu of 35% maximum to allow for improvement to a single family dwelling

Notes: _____

d. 16-362

BOA#16-100046

Applicant/Owner: Homepoint 520, LLC.

Agent: Howard Fleming and/or Ben Broadfoot

Property Address: 520 4th Avenue North

Parcel ID: 173878-0000

Current Zoning: RM-1

Legal Description: Lot 4, Block 46, *Atlantic Park*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code

Section(s): -339(e)(3)c.1, for a front yard of 18.4 feet in lieu of 20 feet required; 34-339(e)(3)c.2, for an easterly side yard of 0.2 feet and a westerly side yard of 3 feet in lieu of 10 feet required; 34-339(e)(3)c.3, for a rear yard of 5.8 feet in lieu of 30 feet required; and 34-373, for 0 on-site parking spaces in lieu of 4 parking spaces required, all to allow for a substantial improvement to and change from accessory building to a multi-family dwelling

Notes: _____

e. 16-363

BOA#16-100048

Applicant: Kenneth Tejatanaalert

Property Owner: Equity Pad Homes, LLC.

Property Address: 432 14th Avenue North

Parcel ID: 174793-0000

Legal Description: Lot 5, Block 1, *Surf Park - Unit One*

Request to Appeal the Planning and Development Director's

Interpretation of: Article IV, Definitions, Section 34-41, "Frontage, building" and "Building line", as it applies to the approval of a development plan permit (Site Plan#15-7) and its corresponding building permit applications (16-200, 16-201, 16-202, 16-203, and 16-204)

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is May 3, 2016. There are four scheduled cases.

ADJOURNMENT**NOTICE**

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.